Karen Johnson Davidson County
Batch# 338030 DEEDWARR
01/03/2020 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20200103-0000624

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $249,900.00.

Angela Pearson
Affiant

Subscribed and sworn to before me,
this 13 **day of December, 2019.**

Notary Public
My commission expires: 4-17-2023

06-1911-77331

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Rebekah Hearn	NEW OWNER	086-14-0-B-062.00 CO
3160 Lake Dr		
Hermitage TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Melia and Alethia Glimenakis-Melia, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Scott Benjamin Hearn and Rebekah Ann Hearn, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 118, on the Plan of Revised Final Plat, Fleetwood Subdivision, Phase One, of record in Book 6900, Page 465 and 466, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Melia, an unmarried man and Alethia C. Glimenakis, an unmarried woman by deed from Jon Patrick Young, unmarried, dated May 5, 2014, recorded May 7, 2014, of record in Instrument No. 20140507-0038993, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John Melia and Alethia Glimenakis-Melia, husband and wife by Quitclaim Deed from John Melia and Alethia Glimemakis-Melia (sic) f/k/a Alethia C. Glimenakis, dated April 30, 2019, recorded May 7, 2019, of record in Instrument No. 20190507-0042779, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3160 Lake Dr, Hermitage, TN 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 13 day of December, 2019.

John Melia

Alethia Glimenakis-Melia

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John Melia and Alethia Glimenakis-Melia**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 13 day of December, 2019.

State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, **Lisa Virden**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa Virden

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa J. Butchko-Turecki,** a notary public for this county and state, **Lisa Virden,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa J. Butchko-Turecki

My Commission Expires:

SEAL

